

# **BURRILLVILLE REDEVELOPMENT AGENCY**

## **MEETING MINUTES**

**Meeting Place: Town Council Chambers, Town Hall**

**Meeting Date: September 28, 2004**

**Meeting Time: 7:00 PM**

### **Members Present:**

**James A. Langlois, Chairman Cheryl Choquette**

**Thomas Humphrey Bob Peloquin**

**Jeffrey J. Barr, Vice Chairman**

### **Members Absent:**

**Howard Covitz**

### **Staff/Consultants Present:**

**Nicole Carroll-Barnes, Esq. Scott A. Gibbs, NEEDS**

**Michael C. Wood, Secretary**

**Thomas J. Kravitz, Town Planner**

### **Others Present:**

### **Call To Order:**

**Chairman James Langlois called the meeting to order at 7:07 PM.**

### **Approval of Minutes:**

**A motion was made by Jeffrey Barr, seconded by Cheryl Choquette, to approve the July 27, 2004 Meeting Minutes as amended. A motion was made by Cheryl Choquette, seconded by Jeffrey Barr, to approve the August 24, 2004 Meeting Amendments.**

**Approval of Invoices/Bills:**

**No invoices/bills were presented for approval.**

**Citizen Comment:**

**No citizen comment.**

**Old Business:**

**1. Update on Downtown Pascoag Redevelopment District**

**Tom Kravitz explained that the Request for Proposals was advertised. Tom Kravitz explained that numerous phone calls have been received. A pre-bid conference has been scheduled for September 29, 2004 at 10 AM. Proposals are due on October 22, 2004.**

**There was a discussion regarding the process for evaluating the proposals and selecting the consultant. Mike Wood indicated that at a minimum, he, Tom Kravitz and Scott Gibbs would review the proposals prior to the October 22, 2004 BRA meeting. Wood explained that the BRA may want to interview the top 3 proposers.**

**2. Update on Stillwater Mill Redevelopment District**

**James Langlois referenced the recent groundbreaking ceremony for the Stillwater Heights project. Mr. Langlois stated that Governor Carcieri and Senator Reed attended the groundbreaking.**

**Mike Wood informed the members that the Town had not yet closed on the acquisition of the O'Hara/Fontaine property due to remaining storage in the building. Wood explained that several barrels with liquid in them were discovered and that the Town is securing proposals to have the barrels removed. The cost to remove the barrels will be withheld from the closing amount to cover the Town's anticipated costs.**

**Mike Wood stated that the design process for the new library is underway with the Newport Collaborative. Wood explained that there is an issue with the Rhode Island Historic Preservation Commission due to the fact that the Stillwater Mill site resides within a State Historic District. Efforts are being made to assure that the Commission supports the library project.**

**As explained by Wood, both the Clock Tower and O'Hara/Fontaine properties have environmental issues. Wood indicated that it would be preferable to have the environmental issues at both sites remediated at the same time. The Town has received a \$950,000 grant and has appropriate some municipal funds to underwrite the remediation costs.**

### **3. Update on Harrisville Fire District Rate Structure**

**Mike Wood informed the Agency that there was a 90 day response period to the proposed new water rate structure. Wood explained that the Town has hired a consultant to review the proposed new rate structure.**

**New Business:**

**None**

**General Discussion:**

**Mike Wood indicated that the Town has hired Andolfo Appraisal Associates Inc. of Providence, Rhode Island to conduct the appraisal of the Clock Tower property. Wood explained that two appraisals will actually be conducted. The first is an appraisal of the property as required for the BRA to take the property. The second appraisal would be conducted to satisfy the State and Federal requirements with respect to the tax credits which will be claimed by the Community Builders.**

**Jeffrey Barr asked whether there has been a determination that the Agency members are covered by the Towns liability insurance policy.**

**Mike Wood confirmed that the Agency members are covered by the Town's policy.**

**James Langlois referenced a recent article in the Providence Journal regarding available funds through Rhode Island Housing for**

apartments. Tom Kravitz indicated that he would bring the article to the attention of the Community Builders.

James Langlois informed the Agency members that Thomas Humphrey is resigning from the BRA due to the fact that he will be relocating to Cincinnati, Ohio to assume a new job. Mr. Humphrey thanked the Agency members and wished them luck. The Agency also thanked Mr. Humphrey for his service.

Jeffrey Barr inquired about the status of the stipends. Mike Wood indicated that the stipends are paid on a quarterly basis.

Bob Peloquin explained that the Downtown Pascoag and Neighborhood Association has a lot of things going on and that it is becoming increasingly difficult for the volunteers to manage these various initiatives. Mike Wood responded that the issue of human resources needs to be addressed and that he would discuss the issue with Tom Kravitz and Scott Gibbs.

Mike Wood informed the Agency that he will have his other hip operated on November 8th and that the next BRA meeting will more than likely be his last meeting for the remainder of the year.

**Executive Session:**

**None**

**Adjournment:**

**On a motion by Thomas Humphrey, seconded by Jeffrey Barr, a motion to adjourn the meeting was unanimously approved. The meeting adjourned at 8:05 PM.**

**Minutes approved by:**

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**Michael C. Wood, Secretary      Date:**

**Date filed with Town Clerk: \_\_\_\_\_**